



146 East St. George Blvd.
St. George, Utah 84770
(435) 673-9610 (435) 688-1005 - FAX

IRREVOCABLE LETTER OF CREDIT

April 23, 2002


Irrevocable Letter of Credit Number: 013
Account Party's Name: 3-H River Turf Farm, LLC
Account Party's Address: 2160 E. Riverside Drive
St. George, UT 84790

To: United States Department of Interior
Bureau of Land Management
176 East G.L. Sargent Drive
Cedar City, UT 84720

1. We hereby establish this irrevocable and transferable Letter of Credit in your favor for one or more drawings to the United States \$21,500.00. This Letter of Credit is payable at Sun First Bank's office at 146 East St. George Blvd., St. George UT. 84770, and expires with our close of business on April 22, 2003, or any automatically extended expiration period.
2. We hereby undertake to honor your or the transferee's sight draft(s) drawn on the issuing or, if any the confirming financial institution, for all or any part of this credit if presented with this Letter of Credit and confirmation, in any, at the office specified in paragraph 1 of this Letter of Credit on or before the expiration date or any automatically extended expiration date.
3. SunFirst Bank will notify the BLM Office at 176 East D.L. Sargent Drive, Cedar City at 84720, if it does not plan to renew this Letter of Credit at least 90 days prior to the expiration date of this letter.
4. This Letter of Credit will automatically renew each year unless SunFirst Bank notifies the BLM in writing as outlined in paragraph 3 above.
5. This Letter of Credit is subject to the Uniform Customs and Practice (UCP) for Documentary Credits, 1993 Revision, International Chamber of Commerce Publication No. 500, and to the extent not inconsistent therewith, of the laws of the State of Utah.
6. If this credit expires during an interruption of business of this financial institution as described in Article 17 of the UCP, the financial institution specifically agrees to effect payment if this credit is drawn against within 30 days after the resumption of out business.

Sincerely,

SunFirst Bank



Lee Fife, Vice President

RECEIVED

JUL 31 2002

**DIVISION OF
OIL, GAS AND MINING**

